031.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,030,100	/	1,030,100
USE VALUE:	1,030,100	/	1,030,100
ASSESSED:	1,030,100	/	1,030,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN J KEVIN & KIMBERLY M
Owner 2:	
Owner 3:	
Street 1:	34 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRENNAN J KEVIN -
Owner 2:	-
Street 1:	34 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3194 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5076.000	568,000	4,300	457,800	1,030,100
Total Card	0.117	568,000	4,300	457,800	1,030,100
Total Parcel	0.117	568,000	4,300	457,800	1,030,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.51 /Parcel: 322.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 031.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	568,000	4300	5,076.	457,800	1,030,100		Year end	12/23/2021
2021	104	FV	542,300	4300	5,076.	457,800	1,004,400		Year End Roll	12/10/2020
2020	104	FV	542,300	4300	5,076.	457,800	1,004,400	1,004,400	Year End Roll	12/18/2019
2019	104	FV	414,100	4300	5,076.	486,400	904,800	904,800	Year End Roll	1/3/2019
2018	104	FV	414,100	4300	5,076.	354,800	773,200	773,200	Year End Roll	12/20/2017
2017	104	FV	364,200	4300	5,076.	309,000	677,500	677,500	Year End Roll	1/3/2017
2016	104	FV	364,200	4300	5,076.	263,200	631,700	631,700	Year End	1/4/2016
2015	104	FV	324,500	4300	5,076.	257,500	586,300	586,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2576

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN J KEVIN	76258-461	1	11/24/2020	Convenience	1	No	No		
BRENNAN STEPHEN	69983-279		9/26/2017	Estate/Div		No	No		Stephen P Brennan dod 5/30/2016
BRENNAN MAUREEN	56404-532		2/2/2011	Convenience	1	No	No		
BRENNAN STEPHEN	48885-568		1/24/2007	Family	1	No	No		
BRENNAN STEPHEN	26254-37		4/25/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2011	578	Siding	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
4/5/2000	Inspected	264	PATRIOT
2/23/2000	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5076		Sq. Ft.	Site		0	80.	1.13	1									457,823						457,800	

Patriot Properties Inc.

User Acct	21513
GIS Ref	
GIS Ref	
Insp Date	10/07/17

!2576!

PRINT

Date	Time
12/29/21	21:42:57

LAST REV

Date	Time
12/08/20	09:26:15
mmcmakin	

USER DEFINED

Prior Id # 1:	21513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11653	Total SF/SM:	5076	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	457,823	Spl Credit		Total:	457,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97874141
Const Adj.:	0.99980003
Adj $ / SQ:	176.138
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	771802
Depreciation:	203756
Depreciated Total:	568046

COMMENTS

OF=SINK UAT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

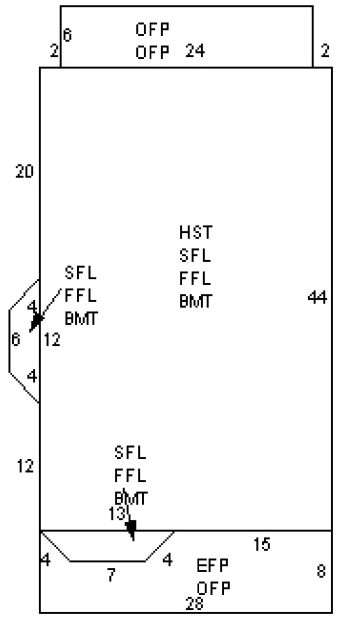
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	176.14
Special Features:	0	Val/Su Net:	110.10
Final Total:	568000	Val/Su SzAd	177.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,289	52.840	68,113
FFL	First Floor	1,289	176.140	227,042
SFL	Second Floor	1,289	176.140	227,042
HST	Half Story	616	176.140	108,501
OFP	Open Porch	482	19.920	9,601
EFP	Enclos Porch	194	41.250	8,003

Net Sketched Area: 5,159 | Total: 648,302

Size Ad 3194 | Gross Area 5775 | FinArea 3194

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

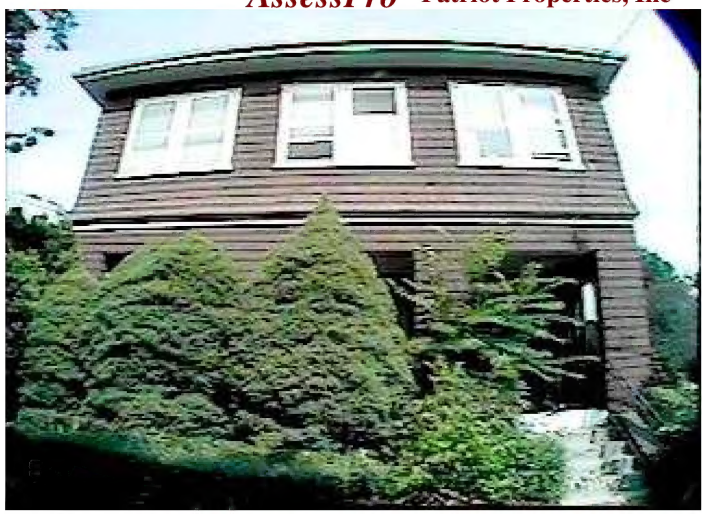
SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1922	21.25	T	50	104			4,300			4,300

More: N | Total Yard Items: 4,300 | Total Special Featues: | Total: 4,300

IMAGE

AssessPro Patriot Properties, Inc